ORDINANCE NO. _____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4004 VALLEY VIEW ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-2017-0116, on file at the Planning and Zoning Department, as follows:

Being 0.491 of an acre, more or less, out of and a portion of Lot 31 of Theodore Low Heights subdivision, a subdivision of record in the City of Austin, Travis County, Texas, as recorded in Volume 445, Page 581, Deed Records, Travis County, Texas, and being all of that certain called 0.49 of an acre tract of land conveyed by Deed to Lisa P.H. Lin and spouse Paul C. Lin as recorded in Volume 13196, Page 1696, of the Real Property Records of Travis County, Texas, said 0.491 acre being more particularly described by metes and bounds as shown in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 4004 Valley View Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses for the Property:

Bed and breakfast (group 2) Administrative and business offices
Art gallery Art workshop
Communication services Convalescent services
Counseling services Off-site accessory parking
Medical offices – exceeding 5,000 Medical offices – not exceeding 5,000 square feet gross floor area 5,000 square feet gross floor area
Personal services Professional office
Software development Hospital services (Limited)
B. The following uses are conditional uses for the Property:

- Cultural services
- Day care services (commercial)
- Day care services (general)
- Local utility services
- Private primary educational facilities
- Safety services

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on ________________, 2018.

PASSED AND APPROVED

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__________________________, 2018

__________________________

Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk
FIELD NOTES

BEING 0.491 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PORTION OF LOT 31 OF 
"THEODORE LOW HEIGHTS SUBDIVISION" AS RECORDED IN VOLUME 445, PAGE 581, OF 
THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 
CALLED 0.49 OF AN ACRE TRACT OF LAND CONVEYED BY DEED TO LISA P. H. LIN AND 
SPOUSE PAUL C. LIN AS RECORDED IN VOLUME 13196, PAGE 1696 OF THE REQL PROPERTY 
RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND ALSO KNOWN AS 4004 
VALLEY VIEW ROAD IN THE CITY OF AUSTIN, TEXAS, SAID 0.491 OF AN ACRE OF LAND 
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a found “X” in concrete on the existing westerly right-of-way line of Valley View Road (50’ 
ROW) for the southwest corner of said 0.49 of an acre tract of land and this tract of land, said point also being 
on the south line of said Lot 31, same being the north line of Lot 33 of said subdivision;

THENCE N 60° 00’ 00″ W. along the common dividing line between said Lots 31 and 33, same being the 
south line of said 0.49 of an acre tract of land and this tract of land, a distance of 317.99 feet to a found ½″ iron 
rod for the southwest corner of said 0.49 of an acre tract of land and this tract of land;

THENCE N 29° 49’ 27″ E, through said Lot 31, along the west line of said 0.49 of an acre tract of land and this 
tract of land, a distance of 67.16 feet to a ½″ iron rod found for the northwest corner of said 0.49 of an acre tract 
of land and this tract of land;

THENCE S 59° 58’ 06″, through said Lot 31, along the north line of said 0.49 of an acre tract of land and this 
tract of land, a distance of 319.24 feet to a ½″ iron rod set with a plastic cap stamped “ALL POINTS” at the 
point of intersection with the existing westerly right-of-way line of Valley View Road for the northeast corner 
of said 0.49 of an acre tract of land and this tract of land;

THENCE S 30° 53’ 36″ W., along said right-of-way line, same being the east line of said 0.49 of an acre tract of 
land and this tract of land, a distance of 66.99 feet to THE POINT OF BEGINNING and containing 0.491 of 
an acre of land, more or less.

This metes and bounds description is to accompany a survey map of same date.

[Signature]
ROGER L. WAY
R.P.L.S. No. 3910
JOB No. 10B18817

[Signature]
10/23/17
Date

EXHIBIT A

ALL POINTS SURVEYING
1714 Forestview Road, Suite 200, Austin, TX 78741
Telephone: (512) 440-0071 Fax: (512) 440-0199